# Current inclusives

THE THE PARTY OF T		(not an acreage analysis,	ge analysis)		average	
	# establish-	total square	total#	average sf	sf per	
Industry/Industry cluster	ments	#	jobs	per one job	one job	
Administrative & Waste Services	102	699,014	4,933	142		
Business Services	296	1,510,122	6,551	231		
Healthcare & Social Assistance	151	713,591	2,881	248		
Information Technology	17	69,982	277	253		
Construction	56	297,604	1,071	278	<b>4</b> ····	
Educational Services	33	129,735	454	286	300	Common figure for office job density (Int'l Facility Mgmt Association, Colliers International)
Financial Services	88	85,612	226	379	384	Common figure for retail job density (Colliers International); equivalent to 2.6 jobs:1,000 sf
Government (Public Administration)	14	147,457	341	432		
Production Technology	9	173,634	385	451	588	Light industrial / Green manufacturing / Port Authority actual historical (1.7 jobs: 1,000 sf)
Printing & Publishing	29	191,275	330	580	1,000	Port Authority minimum requirement
Metal Manufacturing	14	273,684	267	1,025	•	
Distribution Services	145	3,057,583	2,574	1,188		
Goods-related Transportation	32	504,628	325	1,553		
Medical Devices	2	26,730	13	2,056		

<sup>1.</sup> There is a large overlap between Business Services and Administrative and Waste Services. Both sectors are expected to see large job growth in MN over the next 10 years.

the West Midway's employment in this sector is due to social service organizations. 2. Healthcare & Social Assistance is the sector expected to see the most job growth in MN over the next 10 years. A substantial amount of

management, internet service providers, etc.). 3. Information Technology includes both manufacturing (projected to decline), and services (expected to see job growth, including data

 <sup>4.</sup> Printing & Publishing are Metal Manufacturing are projected to decline in MN in terms of employment over the next 10 years.
 5. Construction, Financial Services, Goods-related transportation, and Distribution Services are projected to see modest job growth in MN over the next 10 years.

# Expected job growth

West Midway Land Use / Industry and Transportation Linkages - as determined by the West Midway Task Force, 10/11/10

Finan (e.g., Lee F Murp As		Metal A (e.g., Sewall Gear Tre	informat (e.g., Secure Con Media	Goods-related (e.g., Minnesota ( Koch &	Producti (e.g., Aspect Aut	Printing (e.g., Dominion Gra	Gor (e.g., Metropolitan for P	Educati (e.g., Saint Paul Pu As	Cor (e.g., Walker Roc Plant	Healthcare 8 (e.g., Memorial Bi	Distribu (e.g., Bergin Fru Weekes	Administrative (e.g., Goodwill in Sec	Busin (e.g., Americar Communicati	industry clust	The state of the s
Medical Devices	Financial Services  (e.g., Lee F Murphy Inc.; US Bank National  Association.)	Metal Manufacturing (e.g., Sewall Gear Manufacturing Co; Metal Treaters Inc.)	Information Technology (e.g., Secure Computing Corp.; Tightrope Mediu Systems, Inc.)	Goods-related Transportation Firms (e.g., Minnesota Commercial Railway; Stan Koch & Sons Trucking)	Production Technology  (e.g., Aspect Automation, LLC; Remmele Engineering Inc.)	Printing and Publishing (e.g., Dominion Enterprises; Western Graphics, Inc.)	Government (e.g., Metropolitan Mosquito Control; Trust for Public Land )	Educational Services (e.g., Saint Paul Public Schook; MN State Bar Association )	Construction (e.g., Walker Roofing Co.; Environmental Plant Services, Inc.)	Healthcare & Social Assistance (e.g., Memorial Blood Center; Big Brothers Big Sisters)	Distribution Services (e.g., Bergin Fruit & Nut Co Inc.; Forest Weekes Products, Inc.)	Administrative and Waste Services (e.g., Goodwill Industries Inc.; American Security, LLC)	Business Services (e.g., American Engineering Testing; Communication Mailing Services)	Land Use industry cluster or business type	
Low (13)	Medium (226)	Medium (267)	Medium (277)	Medium (327)	Medium (330)	Medium (330)	Medium (341)	Medium (454)	High (1,071)	High (1,314)	High (2,574)	High (4,933)* *there is a high degree of overlap with Business Services	High (6,554)	Current employment level in the West Midway number of jobs	
Modest + (medical supplies)	Large+	Decline	Modest decline due to manufacturing; but Professional & Tech services +	Modest + (Transportation and Warehousing)	Decline (machinery manufacturing)	Decline (printing)	Modest+	large +	Modest+	Large +	Modest + (Wholesale Trade)	Large +	Large+	Expected level of employment growth what does DEFD project about job growth over the next to years?	
2,056 sf ft/job*	379 sf #/job	1,025 sf ft/job	253 sf ft/job	1,553 sf ft/job	451 st ft/job	580 st ft/ job	432 st tV job	286 sf ft/job	278 sf ft/job	248 st ft/job	1,188 sf ft/job	142 si fijob	231 sq filliob	Average square feet of building per one job Dunn & Bradstreet business data	
Industrial/office(R&D	office	warehouse/large industrial	office	20% office/outdoor storage and/or warehouse	industrial bldg w/ 2+ truck bays	20% office / 80% warehouse bldg w/ 2+ truck bays	office finstitutional	office / institutional	20% office / 80% warehouse or inclustrial bldg w/ 2+ truck bays	office / institutional	20% office / 80% warehouse; industrial bidg w/ 2+ truck bays	office; warehouse/ industrial building w/ 2+ truck bays	office	Land use / building profile e.g. office building. 20% office/80% warehouse building, warehouselarge industrial building w/ loading docks; industrial building with ansite rail building with onsite rail docks; outdoor storage	With the same of t
Trucking - goods out, supplies in:		Rail and trucking				Trucking; 18-wheelers coming from out of state	Interstate for workers/visitors; also transit for workers coming from central cities or East Metro						Need proximity to interstate and transit for easy access to workforce and clients	Transportation needs profile general needs	7
High	High	Low	High	Not important but potential			High for visitors	High	Low	High	Low	For denser employment this is high	Many workers use; proximity	importance  Light rail  procurely  defined as  located  within 4- 5  mile or  within 4- 5	American Company
Many workers could use*	Many workers courd use*	Many workers could use "(if centrally located)	Many workers could use*	Low/ not important			Many workers could use*	Many workers could use	Not important	Many workers could use*; proximity	Not important	Many workers could use*	Many workers could use*	portance of various transp of a particular asset/mode ay not be important. Refer Bike fedestrian facilities proximity stibileways adjacency to sidewalks, e.c.	
mode. Access to airport (17 min from	Key - auto dependency and primary dainspot addinimode	important for goodstrucking, key - auto dependency and primary transportation mode	key - auto dependency and primary transportation mode.	Key- auto dependency and primary transportation mode	Key - auto dependency and primary transportation mode	Key- auto dependency and primary transportation mode. Customers like 3M and Medtronic	Key - auto dependency and primary transportation mode	node	important for goods. key - auto dependency and primary transportation mode	Key - auto dependency and primary transportation mode	Key - auto dependency and primary transportation mode	Key - auto dependency and primary transportation mode	Important for workers and residents. Key- auto dependency and primary transportation mode	Importance of various transportation assets to industries I land uses in the West Midway:  Importance of a particular asset/mode may be driven by an industry's use of it; adjacency or proximity may or may not be important. Reference the Proposed Connections map, and previous discussions tight rail  Blke/ pedestrian  Blke/ pedestrian  Light rail  Light rail  Blke/ pedestrian  Light rail  Light rail  Blke/ pedestrian  Light rail  Light rail  Light rail  Light rail  Light rail  Light rail  Blke/ pedestrian  Light rail  Light rail	
Not important	Not important	MN Commercial is important	Not important	important for goods; directfindirect access may be important in the future	Important for raw materials.  MN Commercial is important	intermodal is key for UPS. American Paper Recycling. High importance?	NOT Important	Mornibalvan	MW Commercial is important	Not important, but UPS is served by intermodal.	important for goods; direct/indirect access may be important in the future	Very important - for transport out. There's potential for transport in.  Not important.	Not important	e West Midway: czency or proximity may or vious discussions vious discussions and intermedal and intermedal facilities direct access with oresterpal acids or indured access via regional tracking	C. S. C. S. S. S. C. S.

eg. Colder Products

| regionalities | regionalities | regionalities have similar/complementary needs or demands. High density uses should be closest to light rail; warehouses farthest away. \*For bike/pedestrian facilities to be important to firms, they must be raised in profile/function in the West Midway; their use also depends on the weather, and the availability of regional connections. The interstate/state highway is still the primary transportation mode and is therefore important to all industries.

## Job density - specific areas West Midway Employment Density, by blocks

(key findings below)

	u j	4	W	N	H	#
Manufacturing predominant	Warehouse predominant block	inant	Westgate Business Center	Metro condos / MN Geological Survey	Court International	Block description
Wabash, Vandalia, Pelham, and	Charles, Vandalia, Territorial, Hampden	Charles, Transfer, Ellis, Vandalia	University, Eustis, Territorial, Berry	University, Curfew, Ellis, Emerald	University, Eustis, Franklin, Curfew	Block location
(Foundries and Heavy Manufacturing Plants; Manufacturing and Assembly - Light; Industrial Vacant Land; Commercial Truck Terminals - according to Ramsey County Land Use Codes)	One warehouse building with large footprint (MSP industrial Park), including loading docks, and small ancillary office building on north (Commercial warehouse - according to Ramsey County Land Use Codes)	One-story office/warehouse buildings with loading docks, surface parking (Commercial warehouse, and Railroad real property (MN Commercial Railway) - according to Ramsey County Land Use Codes)	One (Two-?)-story office/light industrial buildings, surface parking ("Flex Industrial Center" according to Romsey County Land Use Codes)	Offices, multifamily housing, vacant commercial parcel, deck parking (Commercial vacant land; office; condo/coop; other residential; small (under 10K sf detached retail); commercial warehouse uses - according to Ramsey County Land Use Codes)	Office, surface parking, deck parking (Office uses and parking uses - according to Ramsey County Land Use Codes)	Prototype land uses / built form
6	<b>∞</b>	28	}—å }—å	14	89	# businesses
Rock-Tenn, Co; Root River Valley Transfer; Johnson Security, Inc.; Bison Freight Inc.; Recycling Association of MN; Universal Am-Can Ltd	Bro-Tex Co. Inc; Superior Third-Party Logistics; Trademark Transportation Inc.; Lincoln Trading International	Aspect Automation LLC; Remmele Engineering; Midway Training Services LLC; Stericycle Inc; Browning-Ferris industries	Synovis Life Technologies Inc; Healthpartners Inc; Innovative Furniture Solutions; Protatek International Inc	Wackenhut Corp; MNN Geological Survey; Trust for Public Land; Camp Fire USA	Upper Midwest Organ; On Assignment Staffing Svcs; Big Bros Big Sisters of MN; MN Gastroenterology PA; Regional Multiple Listing Services	Sample businesses
744,146*	398,832	507,149	171,981	63,604	448,283	Total built- out square footage
38.49	12.48	34.12	14.99	5.60	9.67	acres in block
53	167	577	00 00 00 00	555	1,447	# jobs in block
16	L.	17	59	99	150	jobs per acre
	0.7	0.3	0.3	0.3		Estimated Floor Area Ratio (non-residential only)

\*Rock-Tenn facility at 2250 Wabash Ave =728,335 sf based on Ramsey Co Tax Records

### Key findings:

\*Block 1 (Court Int'l block) has the highest job density of all blocks analyzed (as well as the highest job density in the West Midway study area) of 150 jobs/acre

\*Block 2 (MM Geological Survey) is not yet fully developed and includes housing, but still has a high job density of 99 jobs/acre

warehouse, and manufacturing uses. \*Block 3 - the Westgate light industrial/office business center - has a fairly high job density of about 60 jobs/acre, which is about four times as intense as blocks dominated by office/warehouse,

\*Blocks 4-6 (office/warehouse predominant, warehouse predominant, and manufacturing predominant) have similar job densities. \*Despite Block 3 (Westgate center) having a much higher job density, it is developed at a similar FAR (0.3) as the predominantly office/warehouse and watehouse blocks.